120.0	0010	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,600 / 811,600
					USE VALUE:	811,600 / 811,600
					ASSESSED:	811,600 / 811,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARUSO PAUL/TRUSTEE
Owner 2:	USA REALTY TRUST
Owner 3:	
Street 1:	63 MORNINGSIDE DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL & MARIA A -
Owner 2:	-
Street 1:	71 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .311 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Vinyl Exterior and 1927 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13530.000	233,100	400	578,100	811,600
Total Card	0.311	233,100	400	578,100	811,600
Total Parcel	0.311	233,100	400	578,100	811,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.13 | /Parcel: 421.13

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77614
GIS Ref	
GIS Ref	
Insp Date	10/22/18

!9317!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0010-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	233,100	400	13,530.	578,100	811,600		Year end	12/23/2021
2021	101	FV	233,100	400	13,530.	578,100	811,600		Year End Roll	12/10/2020
2020	101	FV	233,100	400	13,530.	578,100	811,600	811,600	Year End Roll	12/18/2019
2019	101	FV	210,700	400	13,530.	578,100	789,200	789,200	Year End Roll	1/3/2019
2018	101	FV	210,700	400	13,530.	495,500	706,600	706,600	Year End Roll	12/20/2017
2017	101	FV	210,700	400	13,530.	462,500	673,600	673,600	Year End Roll	1/3/2017
2016	101	FV	210,700	400	13,530.	396,400	607,500	607,500	Year End	1/4/2016
2015	101	FV	193,700	500	13,530.	355,100	549,300	549,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:51:38

LAST REV

Date	Time
02/19/19	13:11:00
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9317

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL & M	1346-56		10/31/2007	Family	1	No	No		
	945-73		5/1/1981		91,500	No	No		Y

USER DEFINED

Prior Id # 1:	77614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Measured	189	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
4/3/2000	Inspected	264	PATRIOT
2/16/2000	Measured	268	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13530		Sq. Ft.	Site		0	70.	0.61	4									578,129						578,100	

Total AC/HA:	0.31061	Total SF/SM:	13530	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	578,129	Spl Credit		Total:	578,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00749993
Adj $ / SQ:	129.212
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337832
Depreciation:	104728
Depreciated Total:	233104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

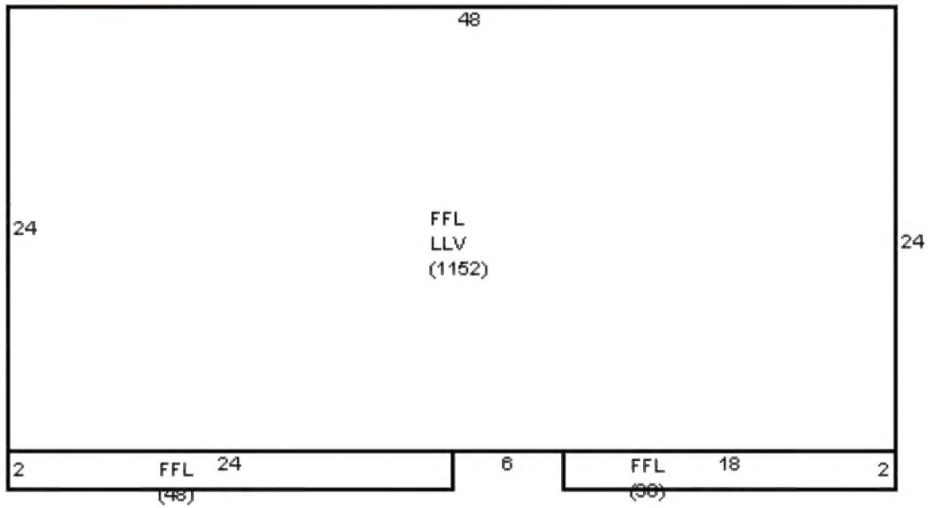
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	129.21
Special Features:	0	Val/Su Net:	97.61
Final Total:	233100	Val/Su SzAd	188.59

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,236	129.210	159,706
LLV	Lower Level	1,152	84.310	97,126

Net Sketched Area:	2,388	Total:	256,832
Size Ad	1236	Gross Area	2388	FinArea	1927
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0010-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12x12	A	AV	1970	4.85	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400